

December 16, 2003 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04PW0196

**Neil Carns
(Richmond Indoor Sports Experience)**

**Clover Hill Magisterial District
Oak Lake Business Centre**

REQUEST: Waiver of Development Standards

Neil Carns requests modification of the following Zoning Ordinance requirement:

Section 19-514(d)(1) Surface Treatment, Required paved parking. Specifically, the applicant requests that a portion of the parking for Richmond Indoor Sports Experience be gravel surfaced.

Specific language of Section 19-514(d)(1) is included in the background section of this report.

RECOMMENDATION

Staff recommends approval of the request with conditions for the following reasons:

1. The five (5) findings required for waiver approval are sufficiently addressed in the applicant's letter. (attached)
2. The applicant has provided adequate supporting data.
3. The area of the parking lot to remain gravel is at the rear of the site and not easily visible to traffic on a public road.
4. The gravel portion of the parking lot could be easily paved should the use change to a more intense use.

Providing a FIRST CHOICE Community Through Excellence in Public Service.

CONDITIONS

1. The waiver shall be for the requested use only and in the location shown on the plan.
2. The gravel portion of the lot shall be constructed to current Ordinance standards for gravel parking.

GENERAL INFORMATION

Associated Administrative Review Case:

03PR0352 – Richmond Sports Experience

Associated Public Hearing Cases:

04AN0100 – William DuVal

96SN0227 – William B. and Gene H. DuVal

87S016 – William B. DuVal and Gene H. DuVal

Developer:

Neil Carns

Design Consultant:

C.E. Duncan & Associates, Inc. - Site Plan

Location:

North line of Oak Lake Boulevard approximately 750 feet northeast of Oak Lake Court.
Tax ID 736-692-Part of 2732 (Sheet 10).

Existing Zoning and Land Use:

I-1 (Light Industrial District); Vacant

Size:

10.25 – total parcel acreage

3.89 acres – this site

Adjacent Zoning and Land Use:

North - I-1; Vacant
East - I-1; Vacant
West - I-1; Vacant
South - I-1; Mini Storage

BACKGROUND

Section 19-514(d)(1): With the exception of: (i) single family residential and farm uses; (ii) areas where track-mounted equipment is stored or displayed; (iii) property in I-2 and I-3 Districts; or (iv) areas for the storage of customer vehicles in motor vehicle storage/towing lots, driveways and parking areas shall be paved with concrete, bituminous concrete or other similar material. Except in I-2 and I-3 Districts, surface-treated parking areas and drives shall be prohibited. Areas where track mounted equipment is stored or displayed and areas for the storage of customer vehicles in motor vehicle storage/towing lots shall have a minimum surface of six inches of No. 21 or No. 21A stone.

This proposed facility is located in an area characterized by industrial office/warehouse buildings, some of which have gravel storage yards. The portion of the parking that this request covers is at the rear of the site and on the opposite side of the building from Oak Lake Boulevard.

The applicant previously requested a Variance to the minimum number of parking spaces required (04AN0100). This request was denied because the Board of Zoning Appeals felt there was not sufficient justification per the County Code to grant the Variance.

The applicant has stated that this facility is not a typical indoor sports facility but is outdoor soccer fields enclosed in a building, and as such the parking should be calculated based on the County Code requirement for outdoor fields. He has provided a comparative analysis for other similar facilities to support this.

CONCLUSIONS

The Zoning Ordinance requires that the Planning Commission consider five (5) findings in its determination of development standards waiver requests.

Staff recommends approval of the waiver with the two (2) conditions, based on the information provided.



Chesterfield County
Planning Department
Chesterfield, VA 23832

October 17, 2003

2300 Oak Lake Boulevard Development Standards Wavier

Planning Department:

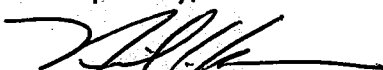
On 16 October 2003 Grand Slam United submitted the attached letter with a Development Standards Wavier application for 2300 Oak Lake Blvd. The letter references two attachments - A and B. These attachments were inadvertently left off of the submittal. Therefore they are attached with this letter. Please incorporate these with the original submittal.

In order to provide additional information the conditions set forth in section 19-19 are addressed individually below:

- (1) The proposed Richmond Indoor Sports Experience facility is an exceptional situation where a typical game played outside has been brought inside. A comparison can be made to the game volleyball. The parking for a volleyball court is 12 spaces per court for a same size team that play the indoor field sports. If this was applied to the two fields at the same rate and 1 space per 200 square feet of rest of the building the parking requirement would be 87 spaces. Which is only half of the parking Grand Slam United LLC is proposing.
- (2) If this waiver is not approved the project is placed with a severe hardship of providing and maintaining parking that is not necessary. This project has a very specific purpose and does not affect other establishments in the area. Other more traditional uses throughout the zoning district and in the same area have established parking requirements.
- (3) The requested waiver would not be injurious or a detriment to adjacent property owners. The facility is located in an industrial park, which have similar parking requirements. This waiver will not diminish the industrial park property values as the typical uses will not be affected. The typical uses for the industrial park have a far lower parking requirement than that which is requested. The general health and safety of the public will not be affected, as no additional traffic will be added. This request is to provide for an adequate amount of parking with an appropriate peak load margin.
- (4) This request is specific to an indoor field sports recreational facility. This project is of a unique nature due the large area of field space under one roof and cannot be classified into a general existing category.
- (5) By granting this modification the project still complies with the comprehensive plan. The only purpose of this modification is to allow for an appropriate amount of parking for this specific use. While there are many other uses in an industrial park the parking requirement are less than which is proposed.

If there are any questions or addition information required please contact me 804-938-3910.

Respectfully,



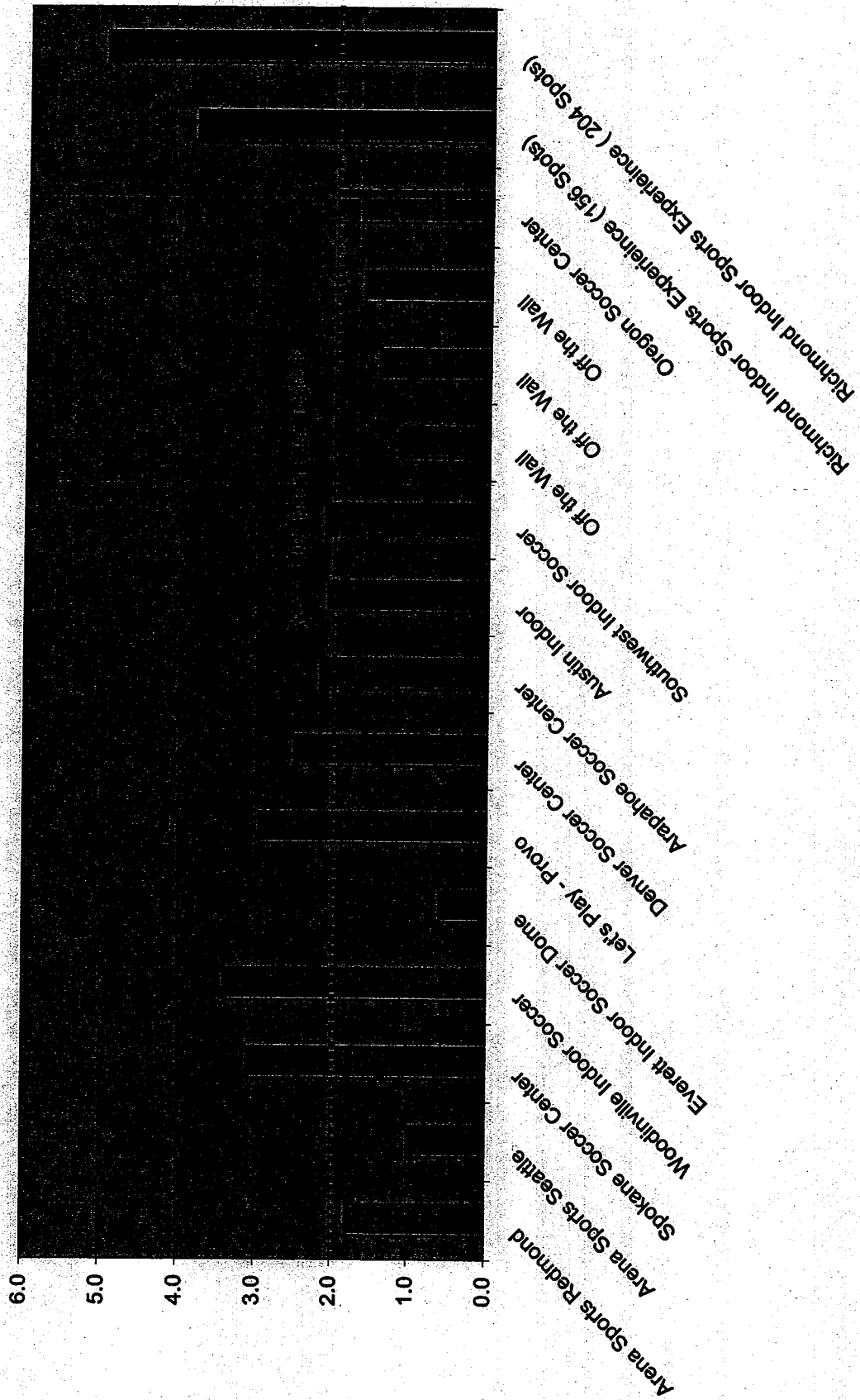
Neil Carns

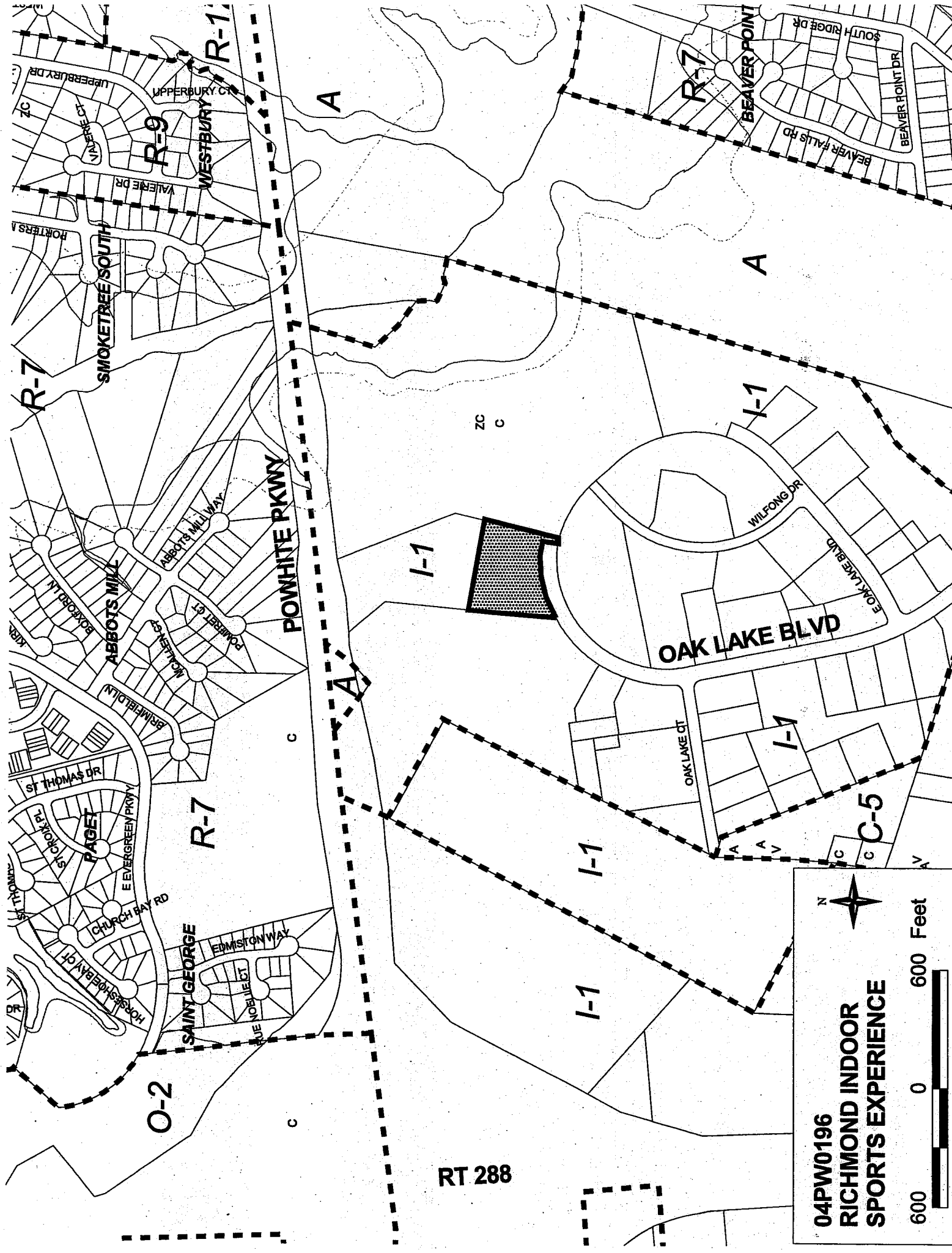
Attachments

<u>Facility</u>	<u>State</u>	<u>Size [SF]</u>	<u># of Parking Spots</u>	<u>Square foot per parking Spot</u>	<u>Comment</u>
Arena Sports Redmond	WA	50000	90	556	Parking lot is busy during peak usage but no parking problems
Arena Sports Seattle	WA	26000	26	1000	26 designated spots. Use the Buiness Complex's parking at night and on weekends which is an additional 70 spots. Never a parking problem
Spokane Soccer Center	WA	22000	68	324	
Woodinville Indoor Soccer	WA	20000	68	294	Some street parking available but rarely used.
Everett Indoor Soccer Dome	WA	20000	12	1667	Some angle parking in front. The rest is street parking
Let's Play - Provo	UT	26000	77	338	
Denver Soccer Center	CO	28000	70	400	
Arapahoe Soccer Center	CO	30000	65	462	
Austin Indoor	TX	26500	55	482	Some street parking available but rarely used.
Southwest Indoor Soccer	TX	26000	55	473	Some street parking available
Off the Wall	CA	36000	42	857	Some street parking available
Off the Wall	OR	42000	60	700	
Off the Wall	CA	22000	36	611	Some street parking available but rarely used.
Oregon Soccer Center	OR	22000	44	500	
Avg.				619	
Grand Slam [RISE]	VA	40700	150	271	Three times the average

ATTACHMENT A

Parking Comparison





04PW0196
RICHMOND INDOOR
SPORTS EXPERIENCE



N 3692266.72
E 117363326.58

(G) CONCRETE
SHEET 3

(F) DUMPSTER
SHEET 3

NOTE: A VARIANCE IS BEING REQUESTED
TO DELETE ALT 2 PARKING AREA

N7204°43'W
363.00 20' SETBACK W/
LANDSCAPE "B"

N7251°E
63.00

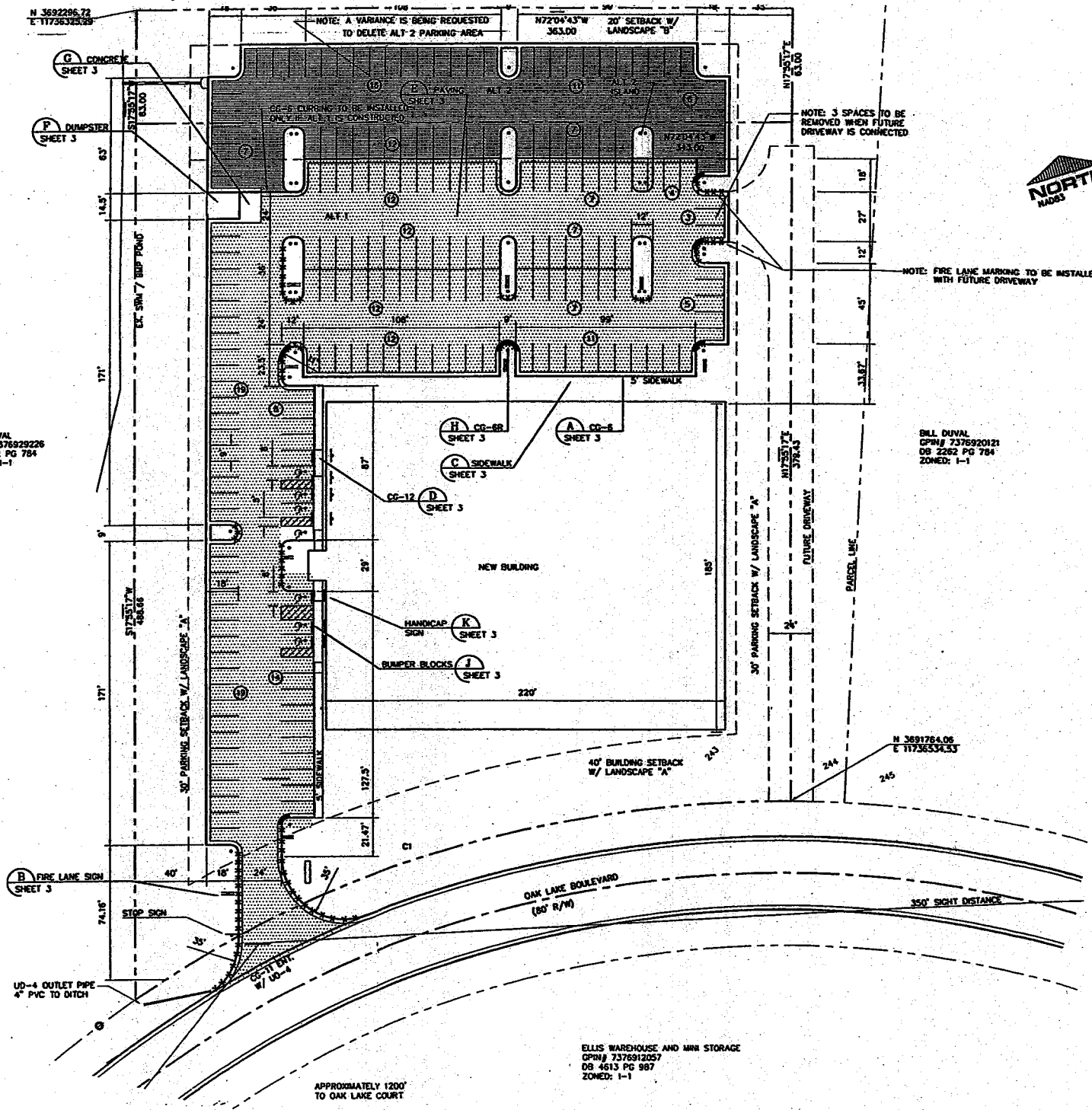
NOTE: 3 SPACES TO BE
REMOVED WHEN FUTURE
DRIVEWAY IS CONNECTED

NOTE: FIRE LANE MARKING TO BE INSTALLED
WITH FUTURE DRIVEWAY



BILL DUVAL
GPN# 7376929226
DB 2262 PG 784
ZONED: I-1

BILL DUVAL
GPN# 7376920121
DB 2262 PG 784
ZONED: I-1



ELLIS WAREHOUSE AND MIN STORAGE
GPN# 7376912057
DB 4613 PG 987
ZONED: I-1

APPROXIMATELY 1200'
TO OAK LAKE COURT

04PW0196-1